



Mortimer Road, NW10

£600,000 *Leasehold*



A lovely two double bedroom garden flat, offered with no upper chain and close to the amenities and transport links of Kensal Rise.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- CLOSE TO BAKERLOO LINE & OVERGROUND
- NO UPPER-CHAIN
- VICTORIAN CONVERSION
- SHORT WALK TO QUEENS PARK ITSELF



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

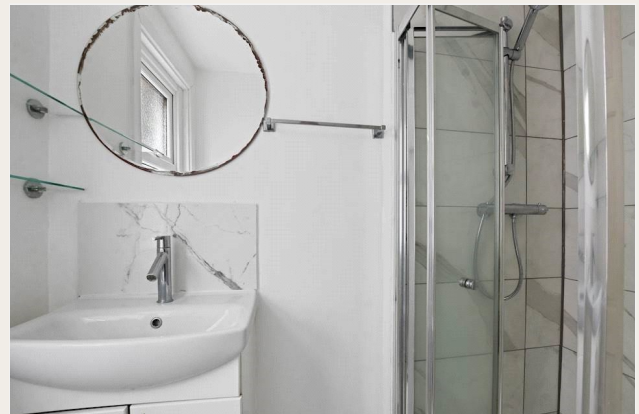
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

This wonderful ground floor flat is set within a Victorian conversion and comprises of a spacious front reception room with Sash bay window and feature fireplace. The bedrooms are both spacious doubles and located at opposite ends of the flat, with the principle bedroom overlooking the private garden. The kitchen has been newly fitted, and also has a door providing direct access to the garden. The shower room is a three-piece suite, with window for ventilation. The garden is a great entertaining space, with scope for a new owner to add their own personal touch. As you have the entire garden, the flat offers further potential to extend the property in to the side return area (STPP & consents) similar to other properties in the immediate area. Viewing of this stunning property comes highly recommended.





LOCATION

Mortimer Road is perfectly situated in Kensal Rise to take advantage of the amenities of Chamberlayne Road and of Queens Park. Transport links are either at Kensal Rise Overground Station which has access to West Hampstead and Hampstead Heath, or from Kensal Green station which has the Bakerloo Line and another branch of the London Overground connecting to Euston and the City. Buyers love this location as it has easy access to the green spaces of Queens Park itself which is a firm favourite with locals and Londoners alike.

For more information, scan the QR code or visit the link below



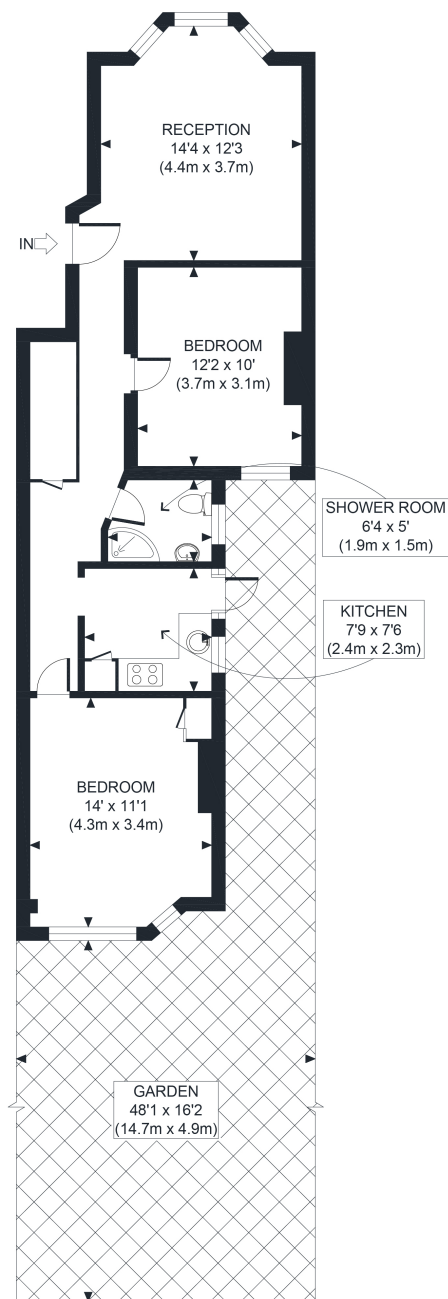
<https://www.winkworth.co.uk/sale/property/KQP250281>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.


MATERIAL INFO

Tenure: Leasehold
Term: 177 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 160 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 665 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 665 SQ FT / 62 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	Mortimer Road
	date 12/06/25
	photoplan 

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.